

Coble Farm Homeowners Association Maintenance Responsibility List

#	Homeowner	Association	Item	revised June 23, 2014
1	X		air conditioning and HVAC equipment	
2		X	brick & stonework on buildings	
3	X		ceiling fans	
4		X	columns	
5		X	common areas	
6	X		condensation lines from AC unit	
7		X	curbs and storm drains	
8		X	decks (6 units on Culpepper)	
9	X		doors & hardware (replacement) and kick plates	
10	X		door bells	
11		X	driveways	
12	X		electrical outlets	
13	X		enclosed sunrooms	
14		X	exterior post lights	
15	X		exterior house lights over garage, at front door, at back door	
16		X	exterior vinyl siding & trim	
17		X	fencing installed by Association	
18	X		fixtures to provide water, light, power, telephone	
19	X		flag stanchion	
20		X	front concrete porch	
21	X		garage doors & hardware and exterior key pads and openers	
22	X		glass (storm doors & windows) and french doors	
23		X	gutters, downspouts, extension pipes, and rain diverters	
24		X	house numbers & wooden plaques	
25	X		hvac equipment, lines, ducts	
26	X		individual sewer line	
27	X		interior repairs as a result of a roof leak or water penetration	
28		X	irrigation system (front entrance)	
29	X		locks on doors	
30		X	mailboxes & posts	
31		X	main sewer lines	
32	X		meters	
33		X	painting / staining of exterior doors & wooden trim	
34		X	parking areas	
35	X		patios	
36		X	retaining walls	
37		X	roofs	
38		X	roof power vents	
39	X		screened porch	
40		X	sewer line (cleaning of main line only)	
41	X		sewer lines (cleaning of the individual sewer line from the main line to the townhome)	
42		X	sewer lines & cleanouts (repair & replacement of lines)	
43		X	shutters	
44	X		sidelights	
45		X	skylights	
46		X	splashblocks	
47	X		storm doors	
48		X	streets and signs	
49	X		sunrooms	
50		X	trees, shrubs, and grass	
51	X		utility fixtures/connections for water, light, power, telephone, sewage, sanitary service	
52	X		vent pipe cleaning	
53		X	vent pipe covers and dryer and exhaust fan vents	
54		X	walks	
55	X		water lines from point of entry into townhome	
56	X		water spigots	
57	X		weatherstripping	
58	X		window pane / sash	
59	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner, his family, guests, or invitees	

Items in bold listed in the Declaration